

CITY OF RENTON, WASHINGTON

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF RENTON, WASHINGTON, REQUESTING KING COUNTY MAKE AMENDMENTS TO THEIR COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS FOR LAND USE DEVELOPMENT IN THE CITY OF RENTON'S POTENTIAL ANNEXATION AREAS AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KING COUNTY.

WHEREAS, the Growth Management Act (GMA) facilitates the transformation of unincorporated urban areas to incorporation through either annexation or incorporation, and

WHEREAS, the King County Comprehensive Plan has designated the Potential Annexation Area (PAA) for the City of Renton wherein annexation is the most likely and preferred choice of incorporation; and

WHEREAS, it is in the mutual interest of the City and County to plan for the City of Renton's PAA in a coordinated, consistent manner; and

WHEREAS, the County should recognize the Comprehensive Planning and Development Regulations of the City within the PAA, given that the PAA will most likely at some time be within the City; and

WHEREAS, VISION 2040 recognizes the value, benefit, and role for cities planning beyond their incorporated limits for unincorporated urban areas; and

WHEREAS, the King County Countywide Planning Policies (CPPs) establish that King County should joint plan with cities in a collaborative, coordinated manner;

WHEREAS, the City of Renton Comprehensive Plan and Development Regulations are in compliance with the GMA; and

WHEREAS, the City of Renton has adopted Comprehensive Plan land use designations and Development Regulations that could be applied to it PAA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES RESOLVE AS FOLLOWS:

SECTION I. Testimony and Comments to the King County Hearing Examiner: In land use matters located in Renton's PAA that are before the King County Hearing Examiner, testimony from the City of Renton, written or verbal, will be allowed to be considered as evidence in the decision making of the Hearing Examiner.

SECTION II. Comprehensive Planning and Pre-Zoning: King County will endeavor to evaluate their Comprehensive Plan land use designations for consistency with City of Renton Comprehensive Plan land use designations in Renton's Potential Annexation Areas. Additionally, the County will consider making amendments to their land use designations so that they are reasonably consistent with Renton's land use designations and pre-zoning when it has been adopted.

SECTION III. Transportation: Transportation concurrency, levels of service, and high incident accident areas that are analyzed and prioritized by King County will be evaluated comprehensively, considering information and documentation within Renton City limits.

SECTION IV. Transfer of Development Rights: Transfer of Development Rights receiving areas in the PAA be limited to areas planned for higher densities (zoning that allows for densities of 10 dwelling units per acre and greater).

SECTION V. The above recitals are found to be true and correct in all respects.

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SECTION VI. The City of Renton hereby requests King County make the preceding changes to their Comprehensive Plan and Development Regulations and authorizes the Mayor and City Clerk to enter into an Interlocal agreement with King County to the extent an Interlocal agreement is necessary.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2012.

Bonnie I. Walton, City Clerk

APPROVED BY THE MAYOR this _____ day of _____, 2012.

Denis Law, Mayor

Approved as to form:

Lawrence J. Warren, City Attorney

Date of Publication: _____